

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 5/20/2014	(3) CONTACT/PHONE Jo Manson, Planner III/ (805) 781-4660	
(4) SUBJECT Annual Review of County Growth Rate in accordance with Title 26 of the County Code, Growth Management Ordinance and submittal of a resolution approving the annual growth rate for the unincorporated areas of the county. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board adopt and instruct the chairman to sign the attached resolution to: 1. Approve the annual growth rate of 2.3% for areas not in the Los Osos groundwater basin (wastewater moratorium area), the Nipomo Mesa area (Santa Maria groundwater basin), or Cambria, 2. Approve the annual growth rate of 1.8% for the Nipomo Mesa area, 3. Approve the annual growth rate of 0% for the community of Cambria for the period of July 1, 2012 through June 30, 2015, and 4. Allow the additional carryover of 10% of last year's allocations, but precluding the carryover for the Nipomo Mesa area.			
(6) FUNDING SOURCE(S) Department Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent { } Presentation { } Hearing (Time Est. ____) {X} Board Business (Time Est. <u>30 minutes</u>)			
(11) EXECUTED DOCUMENTS {X} Resolutions { } Contracts { } Ordinances { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5 Vote Required {X} N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY {X} N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) All Districts			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Jo Manson, Planner III

VIA: Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: 5/20/2014

SUBJECT: Annual Review of County Growth Rate in accordance with Title 26 of the County Code, Growth Management Ordinance and submittal of a resolution approving the annual growth rate for the unincorporated areas of the county. All Districts.

RECOMMENDATION

It is recommended that the Board adopt and instruct the chairman to sign the attached resolution to:

1. Approve the annual growth rate of 2.3% for areas not in the Los Osos groundwater basin (wastewater moratorium area), the Nipomo Mesa area (Santa Maria groundwater basin), or Cambria,
2. Approve the annual growth rate of 1.8% for the Nipomo Mesa area,
3. Approve the annual growth rate of 0% for the community of Cambria for the period of July 1, 2012 through June 30, 2015, and
4. Allow the additional carryover of 10% of last year's allocations, but precluding the carryover for the Nipomo Mesa area.

DISCUSSION

On March 12, 2013, your Board reviewed the Biennial Summary Report of the Resource Management System (RMS). The intention of the RMS is to provide for early alerts for communities approaching deficiencies in water and sewer availability, or traffic and school problems. The Growth Management Ordinance (GMO) requires that your Board approve the annual growth rate after consideration of the biennial summary report of the RMS.

The GMO allows a carryover of a maximum 10% of the previous year's allocations. Last fiscal year (FY12-13) only fourteen (14%) of potential allocations were used, reflecting a continued significant slow-down in the construction of new residences. This fiscal year (FY13-14), as of April 25, 2014, only 199 (18%) of potential allocations have been used. The projected end of fiscal year is 239 (22%) used allocations. Staff feels a carryover to be appropriate because the two year trend will not exceed the 2.3% growth rate.

BACKGROUND

Activity Levels

Table 1 shows the current fiscal year (FY 2013-14) activity for residential construction as of April 25, 2014. The 2.3% growth rate allows up to 1,103 dwelling units to be utilized in Fiscal Year 13-14. Only 199 of the 1,103 dwelling units (approximately 18%) have been utilized this fiscal year as of April 25, 2014. New construction activity is considerably lower than the maximum 2.3% growth rate.

Table 1

Residential Activity - Fiscal Year 13-14 as of April 25, 2014

	Dwelling Units		
	Allowed	Used	Percentage
County Wide - Residential Single Family	636	96	15 %
County Wide – Residential Multi Family *	338	75	22 %
Nipomo Mesa Area – Residential Single Family	84	23	27 %
Nipomo Mesa Area – Residential Multi Family *	45	5	11 %
Total	1103	199	18 %

* includes residential unit ownership projects and cluster subdivisions within urban reserve and village reserve lines.

Planning staff is requesting that the Board of Supervisors determine the maximum number of allowable dwelling units for Fiscal Year 2014-2015. Given a countywide growth rate of 2.3% and allowing an additional 10% carryover for the county-wide area, **1,104** residential dwelling units would be available for **Fiscal Year 2014-2015** (Attachment 1). Given a Nipomo Mesa Area growth rate of 1.8%, **129** residential dwelling units would be available for **Fiscal Year 2014-2015** (Attachment 2). As in Fiscal Year 2013-2014, carryover of units for the Nipomo Mesa Area is not recommended at this time.

Table 2 shows the actual numbers that staff recommends the Board of Supervisors approve for Fiscal Year 2014-2015:

Table 2

Proposed Maximum Growth Rates in Dwelling Units for Fiscal Year 14-15 (includes carryover of 110 dwelling units)

	Dwelling Units
County Wide - Residential Single Family * – 2.3%	637
County Wide – Residential Multi Family * – 2.3%	338
Nipomo Mesa Area – Residential Single Family ** - 1.8%	84
Nipomo Mesa Area – Residential Multi Family ** - 1.8%	45
Total Unincorporated	1104

* includes carry over dwelling units

** does not include carry over dwelling units

OTHER AGENCY INVOLVEMENT/IMPACT

County Counsel has reviewed and approved the resolution as to form and legal effect.

FINANCIAL CONSIDERATIONS

Costs to prepare this information are included in the current department budget.

RESULTS

The maximum number of allowable dwelling units for Fiscal Year 2014-2015 will be **1,104** county-wide and **129** for the Nipomo mesa area. An additional carryover of 10% (110 dwelling units) of unused allocations for Fiscal Year 2013-2014 will be incorporated for the county wide allowable dwelling units.

ATTACHMENTS

1. Countywide 2.3% Maximum Growth Area
2. Nipomo Mesa Area Shown in Gray Limited to 1.8% Growth Rate
3. San Luis Obispo County Growth Management System, Number of Allocation/Allotment Requests by Planning Area
4. Number of Allocations/Allotments Requests, by Planning Area and Fiscal Year
5. Resolution Approving the Proposed Growth Rate and Carryover of 10% of the Maximum Allotment from the Previous Year for Use in Fiscal Year 14-15